

# Sussex County Existing Zoning

- Agricultural - AR-1**  
Allows agriculture and single-family homes. Minimum lot size is 3/4 acre w/ on-lot septic, and 1/2 acre w/ central sewers. An average of 2 homes per acre is allowed under clustering with 30% open space. Additional density is permitted if developer contributes to County open space fund, for development in designated growth areas.
- Agricultural - AR-2**  
Similar to AR-1, but minimum lot size is 1/3 acre w/ central sewers. No clustering allowed.
- Medium Residential - MR**  
Allows single-family homes on 1/4-acre lots w/ central sewer. Also allows apartments.
- General Residential - GR**  
Allows single-family homes on 1/4-acre lots w/ central sewers. Also allows apartments.
- High Density Residential - HR-1, HR-2**  
Allows single-family homes on 1/6-acre lots w/ central sewers. Also allows townhouses and apartments.
- Vacation-Retirement-Park - VRP**  
Allows mobile home parks where not otherwise permitted.
- Neighborhood Business - B-1, B-2**  
For commercial use, single-family homes, and apartments.
- General Commercial - C-1**  
For many commercial uses, single family homes, townhomes and apartments.
- Marine - M**  
Allows single-family homes on 1/4-acre lots w/ central sewers, townhomes and apartments.
- Limited Industrial-LI1**  
Allows very light types of industrial uses and related businesses.
- Light Industrial - LI-2**  
Allows lighter types of industrial uses and related businesses.
- Heavy Industrial - HI-1**  
Allows wide range of industrial uses, including many heavier industries.
- Environmentally Sensitive Development District**  
"Overlays" the current zoning map. Allows same density as underlying zoning district, but lots w/ central water and sewer can be 1/6-acre. Also allows a clustering option.
- Residential Planned Community - RPC**  
Allows housing developments with flexible standards in all districts in return for better site design and open space. Limited to overall density of underlying zoning district.

